

HER88WLB

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD C. HERALD AND DIANA  
HERALD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 140  
WILLOWBROOK ROAD, LOT 1 IN BLOCK 2 IN WILLOWBROOK  
SUBDIVISION REPLAT, RE-ALIGNED EAST OF 1ST SOUTH OF  
NORTHRIDGE DRIVE, PARCEL NO. 2945-023-04-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this \_\_\_\_\_ day of December, 1988,  
between RICHARD C. HERALD and DIANA HERALD

**BOOK 1721 PAGE 913**

County of Mesa, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation  
whose legal address is 250 N. 5th Street, Grand Junction

of the \_\_\_\_\_ County of Mesa, State of Colorado, grantee(s):

1503202 DOC EXEMPT 11:25 AM  
DEC 09, 1988 E.SAWYER, CLK&REC MESA CTY, CO

**WITNESSETH**, That the grantor(s), for and in consideration of the sum of  
ten dollars and other consideration DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant,  
bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements,  
if any, situate, lying and being in the County of Mesa, State of Colorado,  
described as follows:

**PARCEL RP-32A**

**A tract of land conveyed to the City of Grand Junction, Colorado, being a portion of Lot 1 in Block 2 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:**

Beginning at the Southwest Corner of said Lot 1; thence North along the West line of said Lot 1, a distance of 85.00 feet to the Northwest Corner of said Lot 1; thence North 66°07' East along the Northwesterly line of said Lot 1, a distance of 10.76 feet; thence along the arc of a curve to the left having a radius of 132.00 feet and a long chord which bears South 36°40'34" East for a chord distance of 60.72 feet to a point in the present Northerly right-of-way line of Willowbrook Road; thence along said Northerly right-of-way line along the arc of a curve to the left having a radius of 135.00 feet and a long chord which bears South 48°35'22" West for a chord distance of 61.47 feet to the point of beginning, containing 1,989 square feet, more or less.

also known by street and number as:

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee(s), their heirs and assigns forever. The grantor(s), for them selves, their heirs and personal representatives or successors, do covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).  
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Richard C. Herald  
Richard C. Herald

Diana Herald  
Diana Herald

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this  
by Richard C. Herald and Diana Herald

} ss.  
\_\_\_\_\_ day of \_\_\_\_\_, 1988



Witness my hand and official seal.

My commission expires \_\_\_\_\_

State D. Williams  
Notary Public

\*If in Denver, insert "City and."

**SPECIAL WARRANTY DEED**

**BOOK 1721 PAGE 914**

**THIS DEED**, Made this \_\_\_\_\_ day of **December**, 19**88**  
between **RICHARD C. HERALD and DIANA HERALD**

County of **Mesa**, State of Colorado, grantor(s), and

**THE CITY OF GRAND JUNCTION, a Municipal Corporation**

whose legal address is **250 N. 5th Street, Grand Junction**

of the \_\_\_\_\_ County of **Mesa**, State of Colorado, grantees(s):

**WITNESSETH**, That the grantor(s), for and in consideration of the sum of  
**ten dollars and other consideration** DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant,  
bargain, sell, convey and confirm, unto the grantee(s), **its** heirs and assigns forever, all the real property, together with improvements,  
if any, situate, lying and being in the County of **Mesa**, State of Colorado,  
described as follows:

See Exhibit "A" attached hereto and made a part hereof

1503203 DDC EXEMPT 11:25 AM  
DEC 09, 1988 E.SAWYER, CLK&REC MESA CTY, CO

also known by street and number as:

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and  
reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the  
grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee(s), **its** heirs and  
assigns forever. The grantor(s), for **them selves, their** heirs and personal representatives or successors, do covenant and agree that  
**they** shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s),  
**its** heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).  
IN WITNESS WHEREOF, the grantor(s) ha **ve** executed this deed on the date set forth above.

*Richard C. Herald*  
\_\_\_\_\_  
Richard C. Herald

*Diana Herald*  
\_\_\_\_\_  
Diana Herald

STATE OF COLORADO

County of **Mesa**

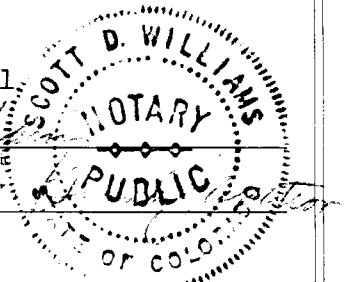
} ss.

The foregoing instrument was acknowledged before me in the County of **Mesa**, State  
of Colorado, this **5th** day of **December**, 19**88**, by **Richard C. Herald and Diana Herald**

Witness my hand and official seal.

My commission expires **1/12/91**

*Scott D. Williams*  
\_\_\_\_\_  
Notary Public  
*251 Riverside*  
\_\_\_\_\_  
Address



\*If in Denver, insert "City and."

# EXHIBIT A

LOT 1-BLOCK 2  
WILLOWBROOK SUB. REPLAT

2945-023-04-007  
Richard C. and Diana Herald  
140 Willowbrook Road  
Grand Junction, 81506  
Book 1654 Page 732

PARCEL RW-32

A parcel of land for road and utility right-of-way purposes being a portion of Lot 1 in Block 2 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Northwest Corner of said Lot 1; thence North 66°07' East along the Northwestern line of said Lot 1, a distance of 10.76 feet to the point of beginning; thence North 66°07' East along the Northwestern line of said Lot 1, a distance of 44.00 feet; thence along the arc of a curve to the left having a radius of 88.00 feet and a long chord which bears South 49°04'42" East for a chord distance of 77.01 feet to a point in the present Northerly right-of-way line of Willowbrook Road; thence along said Northerly right-of-way line along the arc of a curve to the left having a radius of 135.00 feet and a long chord which bears South 75°30'24" West for a long chord distance of 64.20 feet; thence along the arc of a curve to the right having a radius of 132.00 feet and a long chord which bears North 36°40'34" West for a long chord distance of 60.72 feet to the point of beginning, containing 2,855 square feet, more or less.

